

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
JUNE 3, 2009
CLOSED SESSION COMMITTEE ROOM, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Chris Larson & Ken Teasley

ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**

ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**

~Continued from April 15, 2009~

ITEM-4: ***LA JOLLA CHEVRON - PROJECT NO. 99195**
City Council District: 1; Plan Area: La Jolla

STAFF: Glenn Gargas

Coastal Development Permit, Conditional Use Permit and Site Development Permit (within La Jolla Planned District) an amendment to CUP# 350-PC, to remodel, approximately 2,146 square-feet of gross floor area, of an existing automobile service station, convert existing service bays to a convenience store and revise the existing ABC (Alcoholic Beverage Control) License. The existing gas pumps and canopy are to remain as is on a 23,177 square-foot property. The project site is located at 7475 La Jolla Boulevard, in Zone 4 of the La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone and within the La Jolla Community Plan Area. Negative Declaration No. 99195. Report No. HO-09-041

RECOMMENDATION:

Approve

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ITEM-5: ***FLORIDA STREET APARTMENTS – PROJECT NO. 175288**
City Council District: 3; Plan Area: Greater North Park

STAFF: Dan Stricker

Site Development Permit to demolish the existing buildings and construct 83 Affordable residential for - rent units over subterranean parking, consisting of 82 affordable for-rent units and one manager’s unit, and utilizing the Affordable Housing Density Bonus Regulations with deviations for building height, setbacks required street yard, and floor area ratio on a 0.99-acre site. The property is located at 3783 to 3825 Florida Street in the MR-800B Zone of Mid-City Communities Planned District and within the Transit Overlay Zone and the Greater North Park Community Plan. Mitigated Negative Declaration No. 89239. Report No. HO-09-066.

RECOMMENDATION:

Approve

ITEM-6: **T-MOBILE ROLANDO – PROJECT NO. 100005**
City Council District: 7; Plan Area: City Heights

STAFF: Karen Lynch-Ashcraft

Conditional Use Permit for an existing, expired wireless communication facility consisting of six panel antennas proposed to be relocated from the roof to the building facades. Additionally, an existing equipment unit will be replaced with two smaller sized equipment cabinets. The project is located at 5330 Orange Avenue. Exempt from Environmental. Report No. HO-09-048.

RECOMMENDATION:

Approve

ITEM-7: ***EISENBERG RESIDENCE - NO. 160799**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeannette Temple

Coastal Development Permit and Site Development Permit for the construction of a new two-story, 11,441 square foot single-family residence with pool and spa at 9862 La Jolla Farms Road in the RS-1-2 zone, Coastal Overlay (appealable), Coastal Height Limit, Airport Influence Area, Coastal and Campus Parking Impact Overlay zones, within the La Jolla Community Plan Area. Mitigated Negative Declaration No. 160799. Report No. HO-09-059.

RECOMMENDATION:

Approve

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ITEM-8: **HANDLER RESIDENCE – PROJECT NO. 166021**
City Council District: 1; Plan Area: La Jolla

STAFF: Edith Gutierrez

Coastal Development Permit, Site Development Permit and Variance to amend La Jolla Shores Development Permit No. 206666 and Coastal Development Permit No. 206775 to allow two driveways on Camino Del Oro where only one driveway would be allowed. The site is located at 8405 El Paseo Grande in the La Jolla Shores Planned District-SF Zone, the Coastal Height Limit, the Coastal (Appealable Area), the Parking Impact (Beach Impact Area), and the Residential Tandem Parking Overlay Zone, within the La Jolla Community Plan Area. Exempt from Environmental. Report No. HO-09-065.

RECOMMENDATION:
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ITEM-9: **MEANLEY MAP WAIVER – PROJECT NO. 159936**
City Council District: 5; Plan Area: Scripps Miramar Ranch

STAFF: Patrick Hooper

Tentative Map to create three commercial condominium units for three existing commercial buildings on an 8.69 acre site located at 10301 Meanley Drive in the IP-2-1 Zone within the Scripps Miramar Ranch Community Plan. Exempt from Environmental. Report No. HO-09-070.

RECOMMENDATION:
Approve